BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/17/06 12:15 2 pgs
Fees:13.00 Taxes:876.90
20060217-0019401

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,000.00 .

Affiant

Subscribed and sworn to before me this 15th day of February, 2006.

Notary Public
My Commission Expires 01/26/08

06-0086

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Nahay	First Horizon Home Loans	103-04
4021 Utah Avenue	d/b/a First TN Home Loans	365.00
Nashville, TN 37209	4000 Horizon Way	
	Irving, TX 75063	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Lou A. Copeland, Trustee of the Lou A. Copeland Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Nahay and wife, Suzanne Nahay**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 81 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 81 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines, 163.3 feet to an alley. *20060217-0019400

Being the same property conveyed to Lou A. Copeland Trust by deed from Jennifer Hamilton Shoenfeld and husband, Adam M. Shoenfeld, dated July 9, 2004, recorded in Instrument No. 20040721-0087500, and re-recorded in Instrument No. _____ said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4021 Utah Avenue, Nashville, TN 37209.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of February, 2006.

Lou A. Copeland, Trustee

Lou A. Copeland, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lou A. Copeland, Trustee of the Lou A. Copeland Trust**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2006.

Notary Public

My Commission Expires: 01/26/08

